

First Colony Community Association

SCREENED ENCLOSURES

Article VIII, Section 5 of the Declaration of Covenants, Conditions, and Restrictions for First Colony (the "deed restrictions") require that:

. . . plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alternatives shall be submitted to the Modifications Committee for approval . . .

The following guidelines have been developed to assist homeowners in complying with the above requirement of the deed restrictions. **A Modifications Request form should be submitted prior to installation.**

Submittal requirements include a completed, signed modifications request form and attaching a survey site plan (plot plan - must show property lines, set back lines and utility easements in relation to the screened enclosure) indicating the location and including a picture or diagram showing elevation drawings, color, materials, size, etc.

Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the homeowner incurring unnecessary expenses to modify or remove the modification and being subject to fines.

Submittal Requirements

Detailed drawings and elevation drawings which indicate how the proposed improvement will relate architecturally to the existing residence; plot plan of the property indicating the location of the improvement in relation to all building lines and setbacks; specifications on all material to be used and landscape plan indicating how the improvement will be screened are required along with a signed modification request form. In evaluating submittals, consideration will be given to the harmony of the enclosure with the massing and style of the residence.

Location and Dimensions

Screened Enclosures may not extend beyond the side and rear building setback lines. They shall be located in the rear yard so that they are screened from public view to the maximum extent possible and may require additional landscaping to sufficiently screen the enclosure from public and private view. Screened Enclosure may not exceed 12 feet in height. Special restrictions as to the percentage of a lot, which may be covered by hard case elements, and restrictions as to the amount of lot coverage may apply. Please check your neighborhood Supplemental for these specific requirements.

Materials and Color


Enclosure beams must be made of aluminum alloy 6063 T-6 electro-static painted in white or bronze. Screens must be a patio fiberglass screen 18x14 or 20x20 in silver gray or charcoal coloring. Window screen material is not acceptable since it will not withstand high winds. Framing of the screened rooms must match the materials existing on the house.

Maintenance

All screened enclosures must be maintained in such a fashion that they do not detract from the neighborhood.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supercede these guidelines.

The FCCSA Executive Director approved these guidelines on the 25th of April, 2002 based on authority by the Board of Directors. Changes to these guidelines may be made at any time without prior notice.


Sandra K. Denton, Executive Director